072.0	0006	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,300 /	815,300
					USE VALUE:	815,300 /	815,300
					ASSESSED:	815,300 /	815,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTS SIMON D & WHITNEY C
Owner 2:	
Owner 3:	
Street 1:	67 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD THOMAS M--ETAL -
Owner 2:	CANTELLI FRANCES A -
Street 1:	67 STOWECROFT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,601 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1988, having primarily Clapboard Exterior and 2041 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6601.000	382,700		432,600	815,300
Total Card	0.152	382,700		432,600	815,300
Total Parcel	0.152	382,700		432,600	815,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.46 | /Parcel: 399.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 154237
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,700	0	6,601.	432,600	815,300	815,300	Year End Roll	12/18/2019
2019	101	FV	375,600	0	6,601.	401,700	777,300	777,300	Year End Roll	1/3/2019
2018	101	FV	375,600	0	6,601.	401,700	777,300	777,300	Year End Roll	12/20/2017
2017	101	FV	376,500	0	6,601.	352,300	728,800	728,800	Year End Roll	1/3/2017
2016	101	FV	320,000	0	6,601.	321,400	641,400	641,400	Year End	1/4/2016
2015	101	FV	292,400	0	6,601.	284,300	576,700	576,700	Year End Roll	12/11/2014
2014	101	FV	292,400	0	6,601.	268,800	561,200	561,200	Year End Roll	12/16/2013
2013	101	FV	292,400	0	6,601.	255,900	548,300	548,300		12/13/2012

!6114!

PRINT

Date	Time
12/10/20	20:55:27

LAST REV

Date	Time
08/12/19	09:31:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6114

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD THOM	67803-544		8/15/2016		781,000	No	No		
	20399-234		2/1/1990		269,900	No	No		Y

USER DEFINED

Prior Id # 1:	154237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2019	1251	Insulate	3,000	C				
6/13/2011	573	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
3/29/2017	SQ Returned	MM	Mary M
1/10/2009	Meas/Inspect	336	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/19/1999	Missed Appt.	264	PATRIOT
11/8/1999	Missed Appt.	267	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6601		Sq. Ft.	Site		0	70.	0.94	12									432,622						432,600	

Total AC/HA: 0.15154 | Total SF/SM: 6601 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,622 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	128.891
Other Features:	106216
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431431
Depreciation:	48752
Depreciated Total:	382679

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

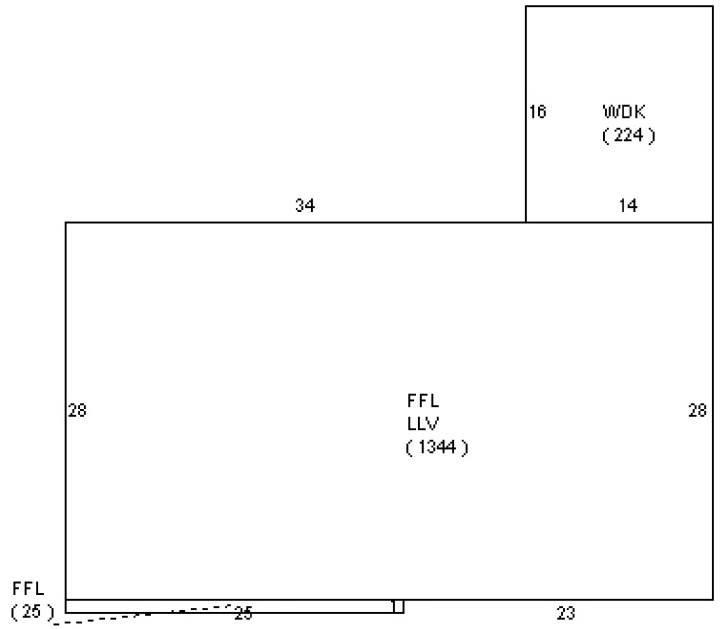
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.78
Special Features:	0	Val/Su Net:	130.30
Final Total:	382700	Val/Su SzAd	279.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,369	128.890	176,452
LLV	Lower Level	1,344	79.750	107,186
WDK	Deck	224	10.520	2,356

Net Sketched Area:	2,937			Total:	285,994
Size Ad	1369	Gross Are	2937	FinArea	2041

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	